WRITTEN ANSWERS TO QUESTIONS

Use of Quality Material for Construction of DDA Flats

*187. SHRI ARJUN SINGH YADAV: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the number of DDA flats, balconies and their roofs that collapsed during the last one year and the reasons therefor?

(b) whether the matter was investigated into and if so, the outcome thereof;

(c) the reasons for not taking concrete steps to use quality material in the construction of flats; and

(d) the details of the findings of the committee appointed to go into the use of poor quality construction material?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI SHEILA KAUL): (a) and (b). In one case a small portion of the roof projection over the balcony of a DDA flat at Pitampura collapsed. Samples were sent for testing and results recently received are under analysis.

In another case there was settlement of foundation of 2 houses in Vasant Kunj Pocket 4, Sector 'C' which is reported to be as not a building collapse but caused by settlement of earth beneath the houses. The matter is already under detailed examination in consultation with experts from C.B.R.I. Roorkee and IIT Delhi.

(c) Adequate steps to ensure quality materials in the construction of flats are already being taken.

(d) No committee has been appointed.

Increase in House Rent for Government Accommodation

*188. SHRI MADAN LAL KHURANA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the 4th Pay Commission vide their recommendations in para 14.32 were of the view that rent for Government accommodation should be recovered at a flat rate applicable throughout India;

(b) if so, the details of the instructions issued by the Government on the subject; when the rent was revised last and the extent to which it has been revised after the acceptance of the Report;

(c) whether the rent has again been enhanced in the recent past; if so, the details thereof and the reasons therefor;

(d) whether the upkeep and maintenance of the Government accommodation is not done according to standards laid down by the Government; and

(e) if so, the reasons for not providing essential amenities and facilities in the Government accommodation commensurate with the increase in the rent?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI SHEILA KAUL): (a) Yes, Sir.

(b) and (c). A copy of this Ministry's Office Memorandum No. 12035 (1)/85–Pol.IIVol. III) (i) dated 7.8.87 containing the instructions and the flat rate of licence fee fixed for each type of accommodation based on the 4th Pay Commission's recommendations is given below in Statement – I). These rates were last revised w.e.f. 1.7.1990 vide Office Memorandum dated 28.6.1991 (copy give below in Statement–II). When additions,. alterations and the construction

of new quarters take place, the cost is pooled with the existing government assets necessitating an upward revision in the rates of licence fee.

(d) No, Sir. The standards of maintenance are kept as per the availability of funds.

(e) As explained in part (b) & (c) above, the increase in rent is based on the increase in Capital Cost of existing Government assets due to additions/alterations and the construction of new quarters and it is not related to the future amenities/conforts to be provided.

STATEMENT– I

Office Memorandum

Subject :- Fixation of flat rate of licence fee for residential accomodation under Central Government all over the country– Recommendations of the Fourth Pay Commission.

In para 14.32 of the Report of the Fourth Pay Commission (Part–I) the commission has made the following recommandations relating to charging of licence fee for Government accommodation allotted to employees:–

> Under the existing rules, the rant for Government accommodation other than hostel accommodation is recovered at 10% of emoluments (basic pay plus dearness pay up to 320 points CPI) or standard rent of the house, whichever is less. In the case of employees in receipt of pay below Rs. 300/- the recovery is made at 7–1/2 percent of emoluments or standard rent whichever is less thus, considerable accounting work is required for calculating rent in each case. This also leads to disparities in recovery of rent among comparable employees in occupation of the same type of accommodation in different stations and in different localities at the same station. We are of the view that rent for the Government accommodation should be recovered at a flat rate with reference to the type of accommodation allotted to the employees and the rate should be uniformly applicable throughout India. This will not only dispense with avoidable accounting work but will also bring about uniformity in rent recovery from the employees for same type of accommodation in all places. We recommend that Government may examine the matter and take a declaion.

2. The matter relating to fixation of flat rate of licence fee for government accommodation has been considered by Government and the recommendation of the Fourth Pay Commission for fixation of flat rate of licence fee for residential accommodation all over the country has been accepted. The relevant provisions of the Fundamental Rules and the Supplementary Rules have also

been amended for the purpose of fixation/ recovery of flat rate of licence fee and for its revision every three years. Copies of the notifications published in the Gazette of India amending FR–45–A and SR–324 are enclosed (Annexure I & II).

3. In terms of Fr-45-IV (c) (li), it has been decided by the Central Government to prescribed flat rates of licence fee for the residential accommodation available in general pool and also under various Ministries/Departments of Government of India all over the Country (except in respect of sub-standard/unclassified accommodation of Ministry of Defence, accommodation for service personnel/officers of Ministry of Railways). The flat rate of licence fee for different types of accommodation fixed by Government is indicated in the statement attached with this O.M. (Annexure–III). The formula for calculating the living area of the accommodation is indicated in Annexure-IV. For common service/ conservancy and for fire tax and scavenging tax payable for residences no additional charges are to be recovered. The flat rate of licence fee is to be recovered with effect from 1.7.87 i.e. from the salary for the month of July, 1987. This is in partial modification of the date of effect communicated in this Ministry's confidential O.M. of even number dated the 1st June.

4. It has also been decided that no additions/alterations of structural character may be carried out in residences at the request of the allottees. Such additions/ alternations, if considered necessary may be carried out in all similar residences in a standardised manner and no additional licence fee or charges may be recovered from the allottees for such additions/alterations.

5. Normally, water and electricity charges are payable by the allottees to the local bodies. Where, however, such charges cannot be recovered from the allottees due to non-availability of separate meters, etc., this will continue to be recovered by the Government from the allottees. Similarly, charges on account of issue of furniture electrical appliances, air-conditioning appliances etc. would also be recovered from the allottees, if issued.

6. The living area of quarters indicated in Annexure-III has been assessed on the basis of the living area of the bulk of general pool quarters, as these quarters have been constructed over a long period of time. However, there may be cases where the living area of the quarters may be skeightly less than the minimum specified or the relevant type if slightly more than the maximum specified. In such cases, licence fee may be recovered on the basis of the classificatien of the types of accommodation and based on the lowest or highest rates depending on the lower living area or higher living area of the quarter in such cases, the licence fee may be fixed on a provision basis and such anomalies brought to the notice of the Directorate of Estates indicating the type of accommodation, plinth area, living area, year of construction and number of rooms available etc. so that such cases can be considered and decision taken.

It is requested that immediate action may please be taken to recover licence fee in accordance with these orders in respect of accommodation under the control of various Ministries/Departments all over the country.

Sd/-

(I. CHAUDHURI)
Joint Secretary to the Govt. of India

To

1. All Ministries/Departments of the Govt. of India

2. Comptroller and Auditor

General of India

3. Secretary General, Lok Sabha/Secretary General Rajya Sabha Secretariat.

4. Shri Harish Chandra, Director General (Works), CPWD, N. Delhi.

5. Director of Printings, New Delhi

6. Chief Engineer, NDZ, CPWD/Executive Engineer (IF), CPWD, New Delhi.

7. Chief Secretaries of ail Union Territories.

Copy to :-

1. Heads of all Regional Office/Cells. (with 2 spare copies).

2. Deputy Director (Rents), Directorate of Estates (25 copies).

3. All Attached/Subordinate Offices of Ministry of Urban Dev.

4. Ministry of Urban Development (Coordination Section) N. Delhi.

5. Ministry of Urban Development (Works Division), New Delhi.

6. PS to UDM, PS to MUS (UD), PS to Secretary, PS to JS (PSP), PS to JS (F), PS to JS (H&HS), PS to JS (WA), PS to JS (UD).

7. PA to DE/Additional DE.

8. All Deputy Directors in Dte. of Estates.

9. All Assistant Directors and Sections in the Dte. of Estates.

Sd/-

(V.S. RAMAN)
Deputy Director of Estates.

ANNEXURE -I

Gazette of India Extraordinary Part II Sub-Section (1) of Section 3 dated 1.7.87.

Government of India
Ministry of Urban Development
(Finance Division)

New Delhi, the 30th June, 1987.

Notification

GSR. No. 623 (E) In exercise of the powers conferred by the provision to article 309 and clause (5) of article 148 of the Constitution the President after consultation with Comptroller and Auditor General of India in relation to persons serving in the India Audit and Accounts Department hereby makes the following rules further to amend the Fundamental Rules namely:-

1. (1) These Rules may be called the Supplementary (Amendment) Rules, 1987.

2. (2) They shall come into force on the 1st day of July 1987.

(2) In the Fundmental Rules, in clause IV of Rule 45, in subclause (c) ton (ii) shall be

re–numbered, the following item shall be in ersts:–

Prescribe first rate of monthly licence fee applicable throughout the country based on the cost of construction and plinth area living area of the type of accommodation allotted to the employees subject to the condition that the amount taken from any officers shall not exceed 10 cent of his monthly emoluments.

Sd/-
(Arjan Dev)
Under Secretary to the Govt. of India
F.No. 11 (7)/W & E/86.

Note:– (Earliar amendments were made upon the following notification

1. No. 8(17)/61 Estates dated 4.6.61

2. No. 5 (9) /61 Estates dated 4.6.68

3. No 5 (13) /61 Estates dated 5.7.63

4. No. 11 (51)/ 68–W&E dated 4.10.79 GSL .2453 dated 25.10.69

ANNEXURE II

Gazette of India, Extraordinary Part II sub–section (1) of Section 3 dated 1.7.1987.

Government of India
Ministry of Urban Development
(Finance Division)

New Delhi, the 30th June, 1987

Notification

GSR. No. 624 (E) In exercise of the powers conferred by the provision to article 309 and clause (5) of article 148 of the Constitution read with FR–45 of the Fundamental Rules the President after consultation with Comptroller and Auditor General of India in relation to persons serving in the Indian audit and Accounts Department hereby makes the following rules further to amend the Fundamental Rules namely:–

1. (1) These Rules may be called the Supplementary (Amendment) Rules, 1987.

(2) They shall come into force on th 1st day of July 1987.

2. In the Supplementary Rules, in S.R. 324 after sub–rule (3) the following sub–rule shall be inserted namely

(4) Notwithstanding anything contained in sub-rules (1) and (2) the flat rate of licence fee prescribed under FR-45-A-IV (c) (ii) for residences shall be recalculated on the expiry of three years from the date of the last calculation and the recalculated shall take effect from 1st July next following or from such other date as the President may be direct.

Sd/-

(ARJAN DEV)
Under Secretary to the Govt. of India
F.NO. 11 (7)/W&E/86

To

The Manager,
Govt. of India Press,
Mayapuri,
New Delhi.

Annexure — III

Statement indicating the formula for fixation of flat rate of licence fee for different types of accommodation

Sl. No.	*Type of Accomodation*	*Range of Living area (in Sq. Mts.)*	*Flat rate of licence fee uniformly applicable throughout the country (Rs.)*	*Remarks*
1	*2*	*3*	*4*	*5*
1.	A	Upto 30	10	Quarters sharing toilet facilities meant for more than two quarters.
2.	A	Upto 30	15	Quarters sharing toiled facilities meant for two quarters.
3.	A	Upto 30	25	Old quarters with plinth area less than 300 Sq.Ft.
4.	A	Upto 30	35	Quarters with plinth area of 300 Sq.Ft. and more
5.	B	26.5	35	Crash Programme Type-B quarters with plinth area of 350 Sq.Ft. reclassified as type—A.
6.	B	32 to 40	60	
7.	B	41 to 50	75	
8.	C	34.5	60	Crash programme type-C quarters with plinth area of 425 Sq. ft. reclassified as type—B.
9.	C	44 to 55	85	

Sl. No.	Type of Accomodation	Range of Living area (in Sq. Mts.)	Flat rate of licence fee uniformly applicable throughout the country (Rs.)	Remarks
1	2	3	4	5
10.	C	56 to 65	105	
11.	D	59 to 75	115	
12.	D	76 to 91.5	145	
13.	E	Upto 106	185	
14.	E	beyond 106	210	
15.	E. 1	Upto 159.5	260	
16.	E. 1	Beyond 159.5	300	
17.	E. II	189.5 to 224.5	350	
18.	E. III	243 to 350	500	
19.	E. III	340.5 to 522	500	

Hostel Accommodation

Category of Suite	Living area (Sq.mt)	Proposed flat rate of licence fee uniformly applicable throughout the country (Rs.)
1. Single room	21.5 to 30.0	65.00
2. Single room	30.5 to 39.5	90.00
3. Double room	47.5 to 60.0	125.00

For servant quarters and garages, allotted independent of the regular accommodation/ hostel, the following flat rates may be recovered:-

i)	Servant Quarter	Rs. 10/- per month
ii)	Garages	Rs. 5/- per month

ANNEXURE - IV

Yard for Determination of living Area

Main Building		
(a)	Rooms, kitchen, Bath latrine, Store and enclosed varandah	100% of the floor area
(b)	Varandah, Coridors and Barsati	25% of the floor area
(c)	Porch	12 1/2% of the floor area
(d)	Court-yard pucca	5% of the floor area
OUT HOUSES		
(a)	Rooms	25% of the floor area
(b)	Varandahs	12 1/2% of the floor area.

STATEMENT-II

Office Memorandum

Subject: Revision of flat rates of licence fee for residential accommodation under Central Government all over the country.

In partial modiflcation of this Directorate's O.M. No. 12035 (1)/85-Pol. III (Vol.III) (i) dated 7th Aug., 1987, the undersigned is directed to say that the Government have decided to revise the flat rate of licence fee for the residential accommodation available in general pool and also under various Ministries/Departments of Government of India all over the country (except in respect of sub-standard/unclassified accommodation of Ministry of Defence, accommodation for service personnel/officers of Ministry of Defence and accommodation under the control of the Ministry of Railways) as shown in Annexure-I.

2. The revised rates of licence fee would be effective from 1.7.90. While Realisation of revised licence fee for the month of July, 91 onwards should be started immediately, a separate communication would follow in respect of the arrears indicating the number of instalments in which these arrears are to be recovered.

3. It is requested that immediate action may please be taken to recover revised licence fee in accordance with these orders in respect of accommodation under the control of various Ministries/Departments all over the country.

4. This issues with the approval of Finance Division of the Ministry of Urban Development, vide their U.O. No.858/W&E/D-III/91 dated 25.6.91.

5. In so far as persons serving in the Indian Audit and Accounts Department, this issues in consulation with the comptroller and Auditor General of India.

Sd/-
(R.D. SAHAY)
Deputy Director of Estate (Policy)

To

1. All Ministries/Departments of the Govt. of India.
2. Comptroller and Auditor General of India.
3. Secretary General Lok Sabha/Secretary General Rajya Sabha Secretariat.
4. Director General (Works) CPWD, New Delhi.
5. Director of Printing, New Delhi.
6. Chief Engineer, NDZ, CPWD/Executive Engineer, LF), CPWD, New Delhi.
7. Chief Secretaries of all Union Territories

Copy to:

1. Heads of all Regional Offices/Cells (with 2 spara copies).
2. Deputy Sirector (Rents); Directorate of Estates (25 copies).
3. All Attached/Subordinate offices of Ministry of Urban Development.

4. Ministry of Urban Development (Coordination Section) New Delhi.

5. Ministry of Urban Development (Works Division), New Delhi.

6. PS to UDM, PS to MOS (UD)/PS to Secretary, PS to AS (W), PS to JS (PSP), PS to JS (F), PS to JS (H&HS), PS, to JS (WA), PS to JS(UD).

PS to JS (UD).

7. PA to DE/DE-II

8. All Deputy Directors in Dte. of Estates.

9. All Assistant Directors and Sections in the Dte. of Estates.

Sd/-
(R.D. SAHAY)
Deputy Director of Estates (Policy)

ANNEXURE — I

Sl. No.	Type of Accommodation	Range of living area (Sq. mt)	Revised flat rate of licence fee to be made applicable to all Cities w.e.f. 1.7.1990	Remarks
1	2	3	4	5
1.	A	Upto	15/-	Quarters sharing toilet facilities ment for more than two quarters.
2.	A	—do—	20/-	Quarters sharing toilet facilities ment for two quarters.
3.	A	—do—	35/-	Old Qrs. with plinth area less than 300 sq.ft.
4.	A	—do—	45/-	Qrs. with plinth area of 300 sq. ft. or more.
5.	B	26.5	45/-	Crash Programme Type B Qrs. with plinth are of 350 sq. ft. reclassified as type—A
6.	B	More thn 26.5 and upto 40 41 to 50	80/- 100/-	— —
7.	C	34.5	80/-	Crash programme Type C Qrs. with plinth area of 425 sq. ft. reclassified as type—B.
8.	C	More than 34.5 and upto 55	110/-	—

Sl. No.	Type of Accommodation	Range of living area (Sq. mt)	Revised flat rate of licence fee to be made applicable to all Cities w.e.f. 1.7.1990		Remarks
1	2	3	4		5
9.	C	56 to 65	135/-	—	
10.	D	59 to 75	150/-		
11.	D	76 to 91.5	190/-		
12.	E	upto 106	230/-		
13.	E	Beyond 106	270/-		
14.	E.1	Upto 159.5	330/-		
15.	E. 1	Beyond 159.5	395		
16.	E. II	189,5 to 224.5	465/-		
17.	E. III	243 to 350	665/-		
18.	E. III	350.5 to 522	975/-		

HOSTEL ACCOMMODATION

Sl. No.	*Category of suite*	*Living Area (Sq. Mt.)*	*Revised flat rat of licence fee uniformally applicable throughout the country.*
1.	Sngle Room	21.5 to 30	Rs. 85/-
2.	Single Room	30.5 to 39.5	Rs. 120/-
3.	Double Room	47.5 to 60	Rs. 165/-

for servant quarters and garages allotted independent of the regular accommodation/Hostel, the following flat rates may be recovered:

(i)	Servant Quarter	Rs. 15/-
(ii)	Garages	Rs. 8/-

Note: These rates would be subject to a maximum ceiling of 10% of monthly emoluments for the allottee.